

AVAILABLE TO LET



BECKETS VIEW
Northampton, NN1 5NQ

DAVID COSBY
ESTATE AGENTS





Beckets View

Northampton, NN1 5NQ

Total GIA Exc. Garage | Approx. 55 sqm (592 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Available for rent from mid-July
- Top floor apartment
- Two bedrooms
- Gas central heating
- Allocated parking
- Close to the Northampton town centre

Description

A well-presented two-bedroom top-floor apartment occupying an attractive position within a purpose-built development overlooking Becket's Park and conveniently situated close to Northampton town centre. The property offers spacious and practical accommodation and is ideally suited to a professional couple, small family or those seeking easy access to local amenities and transport links.

The accommodation comprises a central hallway with useful storage cupboards, a fitted kitchen, a generous sitting room with space for both living and dining furniture, two bedrooms, and a bathroom fitted with a modern three-piece suite. The principal bedroom benefits from a built-in wardrobe, whilst both bedrooms enjoy a pleasant outlook over the rear of the development.

A particular feature of the property is the sitting room and kitchen, both of which enjoy views towards Becket's Park and the surrounding area. The apartment benefits from gas-fired central heating and double-glazed windows throughout, providing comfortable and economical accommodation.

Externally, the property benefits from an allocated parking space together with a visitor parking permit. The development is well established and enjoys a convenient position within easy walking distance of Northampton town centre, the University of Northampton, Northampton General Hospital and Becket's Park

A WELL-PROPORTIONED TOP-FLOOR TWO-BEDROOM APARTMENT WITH ALLOCATED PARKING OVERLOOKING BECKET'S PARK.



The Property

Entrance Lobby and Hall

The front entrance lobby is accessed off the communal stairwell via a six-panel door. Floors are finished with newly laid laminate boards and walls are neutrally decorated. A further white six panel door opens to the main entrance hall which is fitted with matching floor boards, with panelled doors opening to the principal bedrooms, kitchen, sitting room and bathroom. Two cupboards provide useful storage space.

Kitchen

The kitchen is located to the front elevation of the property with a four-unit casement window providing partial views towards Becketts Park. A good range of base and wall units have been installed with roll top work surfaces and a built-in four burner gas hob with electric oven below and extractor hood above. There is space for a slimline dishwashing machine and fridge freezer and walls are partly finished with decorative ceramic tiles.

Sitting Room / Dining Room

The large sitting / dining room is located to the front elevation of the property and has good views over Becketts Park and further afield via a six-unit casement window. Floors are finished with matching laminate boards and walls are neutrally decorated.

Bedroom One

Bedroom one is located to the rear left hand side of the property and is a double bedroom with built in three-door wardrobe incorporating fitted chamfered shelving. Floors have matching laminate boards, and a four-unit window overlooks the rear aspect.

Bedroom Two

Bedroom two is a small double bedroom, again located on the rear elevation with a two-unit window. Floors are finished with matching laminate boards and walls are neutrally decorated.

Bathroom

Located to the rear elevation of the property with a casement window providing natural lighting and ventilation. The bathroom is fitted with a newly installed three-piece suite comprising bath with chrome mixer taps and shower over, ceramic wash hand basin with pedestal and chrome pillar taps, and close coupled WC.



Location

Located in Northampton Town Centre the apartment offers excellent access to Northampton University, Northampton General Hospital, and Northampton Train Station.

The apartment enjoys open views over Becket's Park, a traditional recreation ground with grassy riverside banks alongside the River Nene.

The park features tree-lined walks which date back to the late 18th century, as well as amenities such as tennis courts and children's play area.

The recently renovated Northampton train station is close by and provides direct links for commuters to London and Birmingham.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band C **EPC:** Rating C

Broadband: Ultrafast Available 1000 Mbps Download and 1000 Mbps Upload

Tenant Fees Payable – Tenant Fees Act 2019 (The Act)

PRIOR TO COMMENCEMENT OF THE TENANCY (PAYABLE TO AGENT)

- *Deposit: 5 weeks rent plus first months rent less any holding deposit already paid.*
- *Holding Deposit: 1 week's rent*

DURING THE TENANCY (PAYABLE TO AGENT)

- *Any tenant requested variation or change to the tenancy agreement: £50*
- *Interest on late payment of rent: 3% above the Bank of England base rate*
- *For the loss of keys/security devices: Reasonably incurred costs apply*
- *Early termination of the tenancy: Payment of any unpaid rent and other reasonable costs*

DURING THE TENANCY (PAYABLE TO THE PROVIDER)

- *Utilities: Gas, electricity, other fuel, water, sewerage*
- *Communications: Installation and subscription to cable/satellite, telephone, & broadband*
- *Television licence*
- *Council Tax*



All Saints Church, Northampton



Indicative Site Plan (not to scale)



25 Becketts View, Northampton, NN1

Approximate GIA (Gross Internal Floor Area) = 55 sqm (592 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FLOOR GIA = 55 sqm (592 sqft)



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